

9 Dumbarton Road, Lancaster, LA1 3BX



£205,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Charming Three-Bedroom Mid-Terrace in a Popular Lancaster Location!

This well-presented three-bedroom terraced home offers space, character, and plenty of potential! Perfectly suited for first-time buyers or families looking to settle in a convenient and well-connected part of Lancaster.

The ground floor features a bright open-plan lounge and dining area. To the rear, a spacious kitchen provides ample room for cooking and storage, while a good-sized rear yard offers a low-maintenance outdoor area to enjoy. A cellar adds valuable additional storage or potential for future use.

Upstairs, the property boasts three well-proportioned bedrooms and a stylish, recently fitted modern bathroom.

Located close to excellent schools, local amenities, the city centre and major bus routes, this charming terrace combines practical living with long-term potential, Ideal for those looking to move straight in while still having the chance to make it their own.

Entrance Hallway

Carpeted, radiator, single glazed window to lounge.

Lounge/Dining Room



Carpeted, large double glazed bay window to front, gas fire and marble mantle, two large radiators, double glazed window to rear.

Kitchen



Tiled floor, three double glazed windows to rear, radiator, range of matching wall and base units, space for freestanding fridge/freezer, gas hob and oven, space and plumbing for washing machine, door to cellar, wooden built in storage cupboard.

Cellar

Power, lighting, radiator, double glazed window to front.

Outside



Gate access to alley, concrete storage outbuilding.

First Floor Landing



Carpeted, airing cupboard.

Bedroom One



Carpeted, radiator, double glazed window to rear.

Bathroom



Tiled floor, tiled walls, large walk in thermostatic shower, radiator, heated towel rail, frosted double glazed window, mirror storage cabinet with lighting, wash hand basin with storage and W.C.

Bedroom Two



Carpeted, radiator, large double glazed window to rear.

Bedroom Three

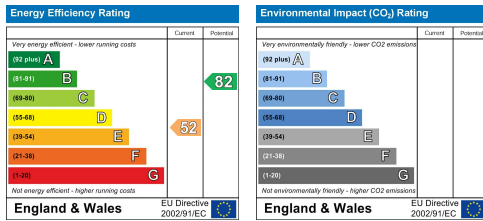


Carpeted, very large double glazed window to front, large radiator.

Useful Information

Council Tax Band (A) - £1,578.14

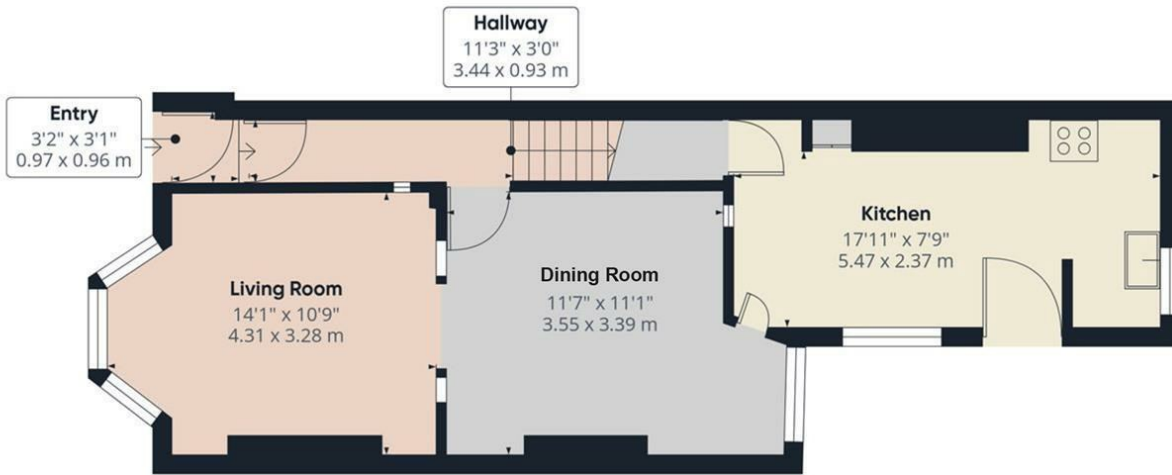
Tenure Freehold



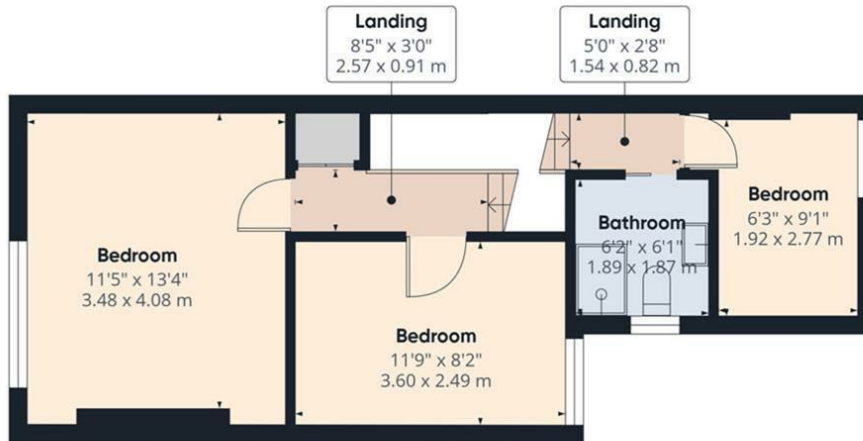
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
908 ft²
84.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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